



Swinnow Lodge
Fenton, Lincoln

BROWN & CO JH Walter



Swinnow Lodge, Kettlethorpe Road, Fenton, Lincoln

A substantial four bedroom family home extending to around 2,571 sq ft with a generous plot of 0.22 of an acre. The accommodation offers a spacious entrance hall, lounge, dining room, snug, kitchen/breakfast room, plant room, utility and garden room to the ground floor. The first floor comprises four bedrooms, family bathroom, dressing room, en-suite bathroom, shower room and spacious landing.

Outside the property features plenty of off street parking and a large lawned garden. Please note the vendor is retaining some land and an access as per brown hatched area on the enclosed plan and intends to remove all or part of the agricultural building on site.



ACCOMMODATION

Entrance Porch

With radiator, glazed doors to;

Entrance Hall

With stairs to first floor, radiator and door to;

Kitchen

Double glazed bay window to side elevation, double glazed casement window to elevation, fitted wall and base units with stainless steel single drainer sink, freestanding oven, space for dishwasher, two radiators, pantry cupboard with built-in shelving, door to;

Conservatory

Brick and UPVC construction with two sliding patio doors to side elevations, power and light.

Lounge/Diner

Double glazed casement windows to front and side elevation, fireplace, three radiators, archway to;

Home office/Play room

Fireplace

Boiler / Laundry room

Double glazed casement window to side elevation, grant oil fired boiler.

WC

Double glazed casement window to side elevation, two piece suite comprising lifeless WC, wash base and invalidity unit, extra extractor, fully tiled walls, radiator.

Utility

Double glazed casement window to side elevation, fitted base unit with stainless steel single drainer sink, space and plumbing for washing machine, built-in shelving, fully tiled walls.

First floor

Bedroom One

Double glazed casement windows to front side elevations as well as a double glazed circular feature window, two radiators.

Bedroom Two

Double glazed picture window to rear elevation and double glazed casement window to side elevation, built-in wardrobe, single radiator.

Bedroom Three

Double glazed casement window to rear elevation, built in wardrobes, radiator.

Shower Room

With shower cubicle, extractor, radiator, fully tiled walls.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panelled bath with shower mixer tap, low flush WC, pedestal wash basin, fully tiled walls, extractor, radiator.

Bedroom Four

Double glazed casement window to front elevation built in wardrobe, single radiator, archway to

Dressing Area

With single radiator, sliding door to;



En-suite bathroom

Double glazed casement window to front elevation, three-piece suite comprising corner bath, low flush WC, pedestal wash basin, radiator, extractor.

Landing

A generous landing with a double glazed casement window to the side elevation, radiator, loft access, large airing cupboard housing hot water tank.

Outside

The front elevation offers a concrete driveway and mature trees with a lawn garden which wraps around the property leading to a generous rear garden. Please note the current agricultural building is not included in the sale and part/all of the building will be removed in the near future.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

Band D

Mobile

Mobile coverage can vary from providers so we advise interested parties to check on their providers website.

Broadband

We understand from the Ofcom website that standard and super fast broadband is available near this property with a maximum download speed of 80 Mbps and an upload speed of 20 Mbps.

Services

The property offers mains water, gas, electric and mains sewer connection.

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

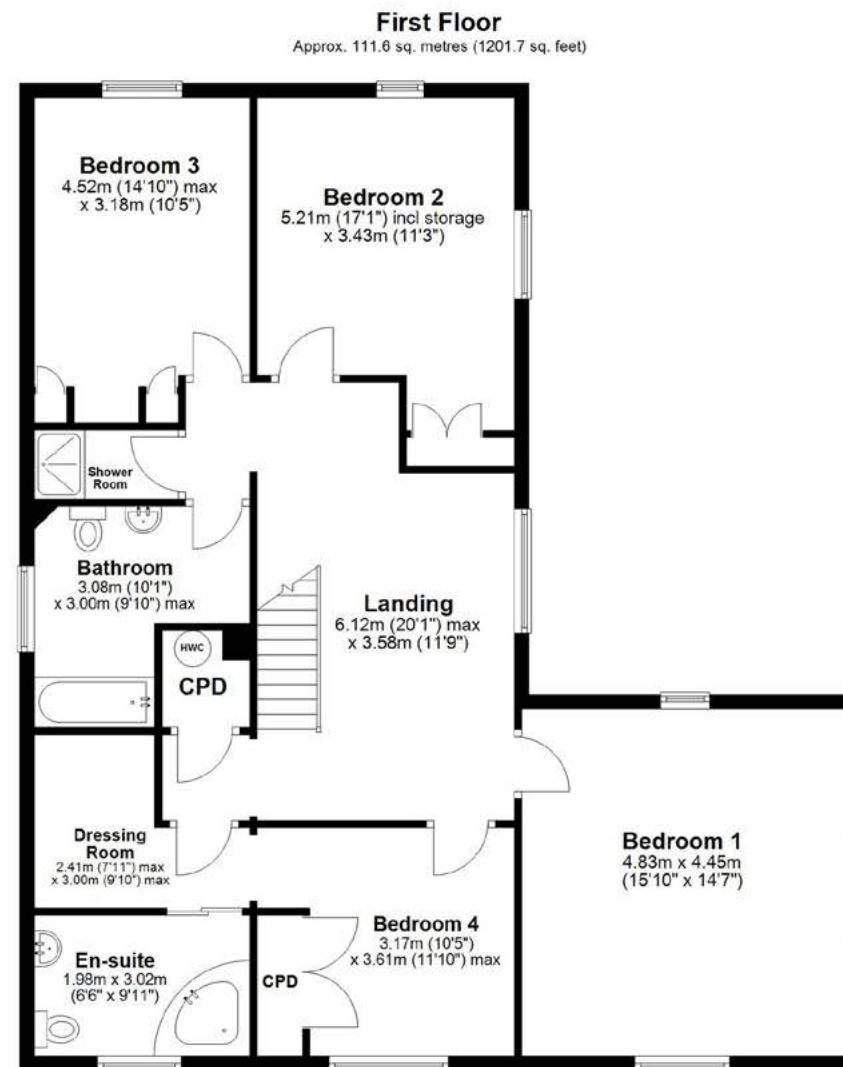
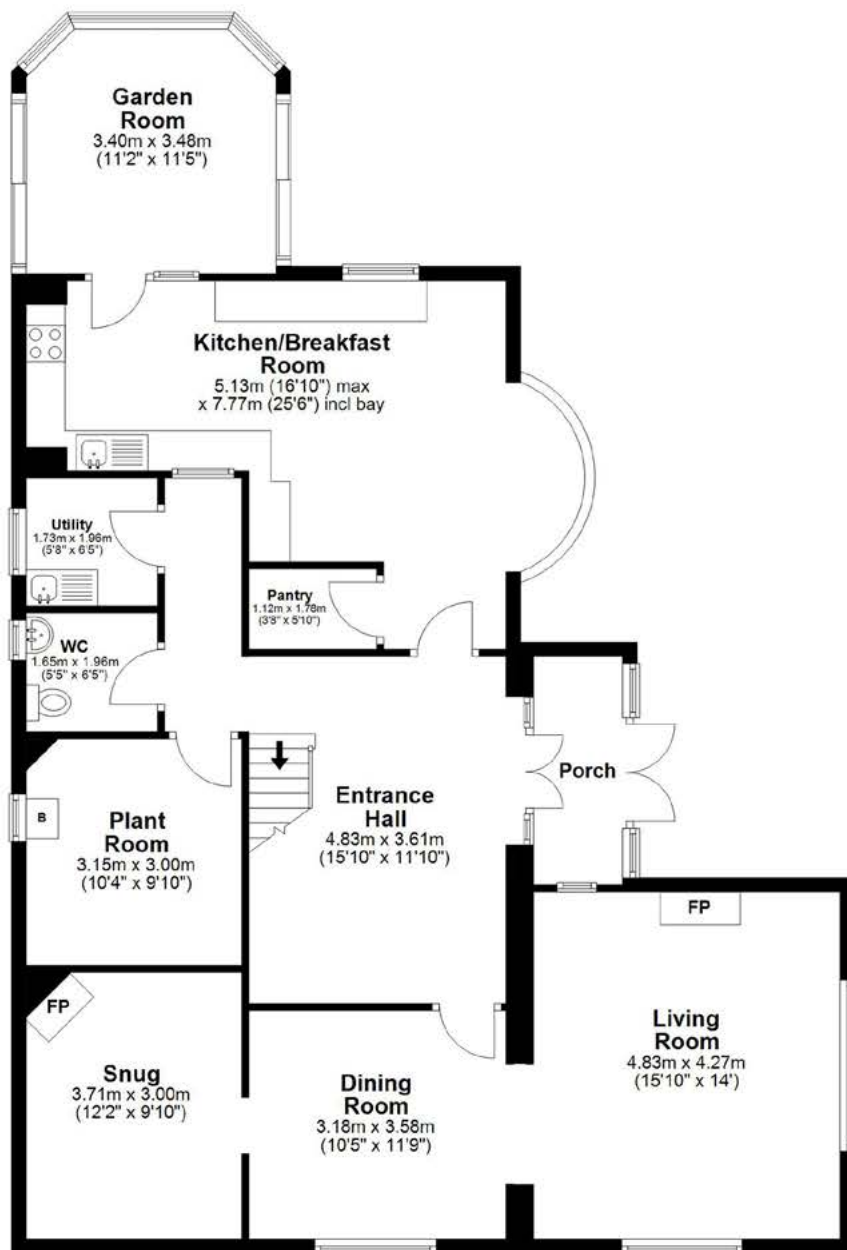
Agent

James Mulhall

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Total area: approx. 238.9 sq. metres (2571.3 sq. feet)

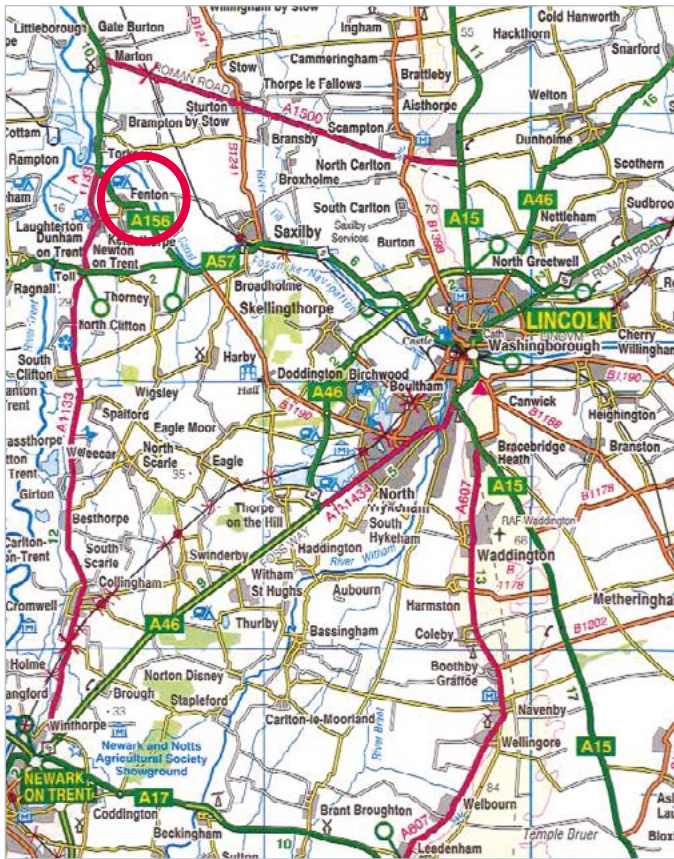
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

Swinnow Lodge, Fenton









Energy performance certificate (EPC)

Swinnow Lodge Kettlethorpe Road Fenton LINCOLN LN1 2ER	Energy rating D	Valid until:	3 September 2030
		Certificate number:	0148-6082-6201-7740-4254

Property type	Detached house
Total floor area	216 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Directions - LN1 2ER

Follow the A156 until you reach Fenton and then take a right hand turn onto Kettlethorpe Road where the property can be found on your left.

<https://what3words.com/camper.mint.quits>

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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